PART III PLAN IMPLEMENTATION



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Part III

Implementation

Section A

Introduction

This Chapter summarizes the tasks that must be performed as a condition of approval of Otay Ranch SPAs. The source of the listed requirements is Part I and Part II of the GDP/SRP. The listing is presented to assist the public and governing agencies to more completely understand the various SPA processing requirements This Chapter neither establishes new or different requirements from those identified in the GDP/SRP, nor alters the obligation to perform requirements contained in the GDP/SRP.

The implementation requirements are organized into four categories:

Project-wide Tasks		
SPA Tasks		
Annual Tasks		
SPA Specific Tasks		

The project-wide tasks include those to be performed as a condition of the first Otay Ranch SPA, regardless of which village or planning area is the subject of the first application. SPA tasks must be performed as a condition of each Otay Ranch SPA. Annual tasks must be performed annually, regardless of which SPA is being processed. Primarily, major tasks are listed. Other tasks, subordinate to the major tasks must also be performed. Specific SPAs tasks must be performed in connection with SPAs, which contain specific villages or planning areas.

Section B Project Wide Implementation Task

1.	Ov	erall Design and Land Plans
	1.1	Develop an Overall Design Concept for the Three Parcels
	1.1	.1 Establish a Design Review Process
	1.1	.2 Develop a Schematic Design Plan for the Arterial Road System and Scenic Corridors
	1.1	.3 Develop Landform Grading Guidelines
	1.1	.4 Identify the Locational Signage Concept
2.	Fac	cility Master Plans
	2.1 281	Prepare a Child Care Master Plan
	2.2	Prepare a Fire Protection and
	304	Emergency Medical Master Plan
	2.3	Prepare a Law Enforcement Master
Pla	n	309
	2.4	Prepare a Library Master Plan313
	2.5	Prepare a Parks, Recreation and Open Space Master Plan242
	2.5	.1 Prepare a Local and Regional Trails System Plan235
	2.6 317	Prepare a School Master Plan
	2.7 260	Prepare a Sewer Master Plan
	2.8	Prepare a Water Master Plan270
	2.9 272	Prepare a Water Reclamation Plan

	2.10 266	Prepare an Urban Runoff Plan
	2.11	Prepare an Integrated Solid Waste Management Master Plan
	2.12	Prepare a Build-Out Transportation Model Analysis217
3.	Ph	ase II RMP
	3.1	Complete the Cultural Resource Survey
	3.2	Complete Habitat and Population Studies for the Gnatcatcher and Cactus Wren
	3.3	Complete Studies of Raptor
	351	For aging and Habitat
	3.4	Develop a Vernal Pool Preservation and Management Plan
	3.5 351	Prepare a Vernal Pool Study
	3.6	Complete a Wildlife Movement Corridor Study
	3.7 377	Consult with Resource Agencies
	3.8	Negotiate a MOA with Resource Agencies
	3.9	Prepare a Procedure/Process for
	377	Amending the RMP
	3.10	Refine the Preserve Boundaries378-379
	3.11	Evaluate Management Responsibility for the Otay River Valley
	3.12	Develop an Order of Conveyance

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	4.2	2.5 Provide Standards for Public and Private Streets		
	4.2	2.6 Review Community Garden Requirements		
	4.3 110	Perform a Visual Analysis Study		
	4.4	Prepare a Noise Abatement Program		
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	5.2	Inventory of Existing and Proposed		
	341	Facilities		
	5.3	Prepare a Fiscal Analysis341		
	5.4	Prepare a Capital Facilities Plan341		
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	343	Analysis		

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